

CONNECTICUT REAL ESTATE. CONNECTICUT REAL ESTATE.

One of the finest residential developments near New York

### SHIPPAN POINT MANOR

Stamford, Conn.

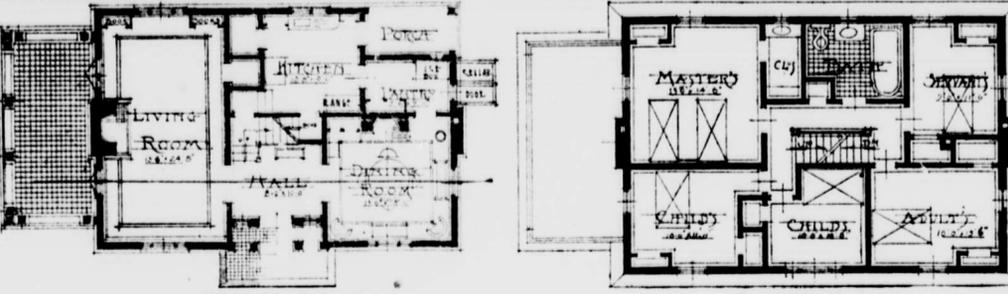
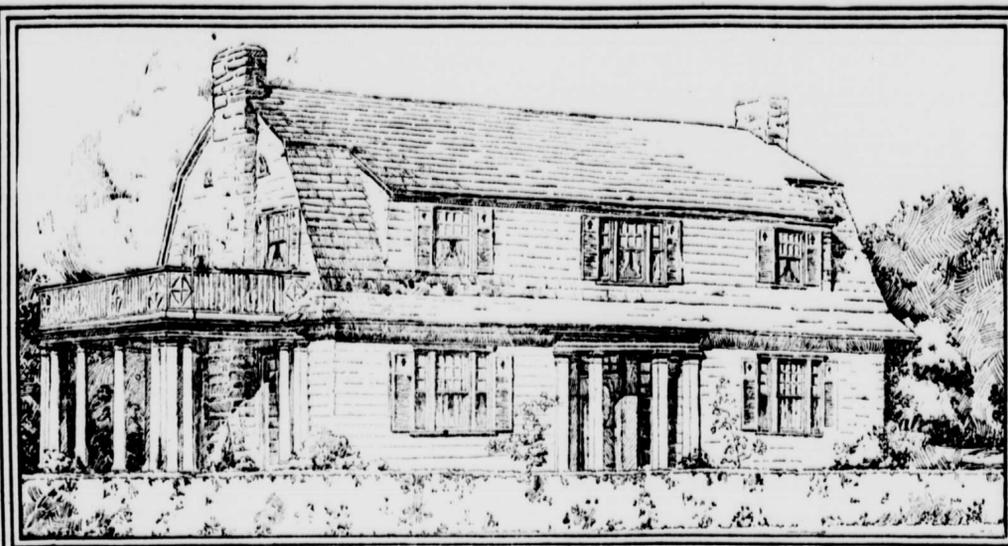
Shippan Point Manor offers the advantages of unrivaled location, overlooking the Sound, in a fine section; excellent train service, 50 minutes from Grand Central and 30 trains daily, and a carefully restricted property.

Plots range from half acre to an acre, purchasers becoming members of the BEACH CLUB, with its tennis courts, pavilion, bathing, &c. Some waterfront plots are still available. Water, electricity, sewers, &c., are installed and many homes already built and occupied.

Building and improvement will be undertaken by this company according to purchaser's approval, at fixed contract price, if so desired.

**CHARLES BUEK CONSTRUCTION CO.**  
7 East 42d Street, New York City.  
BROKERS FULLY PROTECTED.

## COLUMBIA MEN SHOW SPLENDID WORK IN 'THE SUN'S' COMPETITION



Students of architecture who have not yet entered upon professional careers look upon competitions such as that held recently by THE SUN as most desirable tests, which give them a taste of the rivalry that they will experience when they practice at their profession. Many students of nearby architectural schools entered the competition for plans for a \$15,000 house and many of the designs submitted by these young men were most creditable. The one reproduced here is by Reynolds E. Peffer and Irving A. Selig, both of Columbia University School of Architecture.

"In designing this house," the young men say, "great pains were taken to keep it as simple as possible yet attractive in design. The plan is a simple rectangle with very little waste space and the rooms as large as the desired cost would allow. The necessity of sufficient wall space for furniture was borne in mind in designing all of the rooms.

"A small vestibule protects the front door from the weather. The door opens into a small side hall. To the left of this, on the southwest side of the house, is a large living room. This room receives plenty of light from the windows on the three levels, yet is protected from the glare and heat of the summer sun by the porch.

"On the other side of the hall is the dining room, a separate room, the most economical shape, since it allows the most room around the table. It is on the eastern corner of the house and so receives the early morning sun.

"The kitchen is ample in size with a large closet and cupboard. Easy access to the cellar is afforded by the stairs, the door to which opens directly from the kitchen. It is also possible to go to the second floor without entering the front hall.

"A pantry, some of the kitchen and the dining room in which are cupboards and the broom, which may be filled from the kitchen porch.

"The second floor are situated all the bedrooms. Each room has plenty of closet space and plenty of windows, and are carefully proportioned according to their importance. The master's room is on the southwest corner of the house, overlooking the garden, with a very large closet in which is a lavatory. Close to the master's room are the two children's rooms.

"The room for the third adult is of fair size and so placed that it receives the morning sun. The servant's room is on the least desirable corner of the house, yet is of good size. The bathroom is large and is conveniently located with reference to the bedrooms.

"The hall is reduced as much as possible, giving the greatest amount of space to the rooms and their closets. Though seemingly dark in plan, yet in reality it would receive sufficient light from the very light hall below from the open doors of the rooms and from the glazed bathroom door. The hall may be well ventilated by opening the quarter round windows in the attic. The attic is left unfinished and may be well used for storage.

"Ground beneath the living room will be excavated merely for the foundations and that under the rest of the house for the cellar. The frame will be of spruce and will be of the type known as 'combination.' The sheathing will also be of spruce. The house will be finished with carpenter's of choice, painted white. Redwood shingles of random widths will be used on the roof. Express will be used for the exterior trim and for the porch.

"Floors throughout the house will be of edge grain Georgia pine, except the floor of the bathroom, which will be tiled. All of the interior walls will be of whitewash painted. The floor of the cellar is to be cemented. Fieldstone is to be used for the chimneys, which will be finished at the top with a beveled cement cap.

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

WOULD YOU CARE TO OWN A HOME LIKE THIS?

Where nature has lavished her beauty—where the pure air and sunshine give the glow of health to children's cheeks—where you and your family may forget the busy humdrum of city existence—there may you without any possibility of risk to your investment—settle down to a life of ease and contentment in one of our

### Homecraft Homes

These houses are built with one object in view—the convenience of the housewife. Every known facility is here embodied, and the transportation facilities are excellent from New York to

### WESTBURY GARDENS

WESTBURY, LONG ISLAND

We have every convenience of city life—electric lights—club house—granite sidewalks—gas—fire protection—telephone—water, etc., and best of all, plenty of space for the children to play—

AND

If you can meet the requirements of character and stability that prevail at Westbury Gardens I will submit to you plans, specifications and prices of

"Homecraft Homes."

I will finance your house and you can pay me in full, in part, or in monthly payments not exceeding the amount you are probably now paying on your

AND we give to every purchaser a warranty deed, with insured title, together with our guarantee, in a book that if at any time within a period of six months from the date of purchase the individual has reason whatsoever to change his mind, whether from sickness, change of plans or dissatisfaction, that we will return to the purchaser upon demand the full amount of his purchase without interest upon full reconveyance by him.

Office on the Property. Come out, write or telephone. Trains run on frequent schedule from Penn. Station. Telephone: Westbury 125. **GUSTAVE S. DORWIN.** Telephone: Bayside 400. Westbury, N. Y. Send me Brochure \$10.

READ THAT PARAGRAPH CAREFULLY

WESTCHESTER REAL ESTATE FOR RENT. WESTCHESTER REAL ESTATE FOR RENT.

### BRIARCLIFF MANOR, N. Y.

FOR RENT

GLENEYPH, a fireproof cottage, containing 10 rooms and 2 baths. All modern improvements. Garage, with heat, light and water.

Choice location, commanding extensive view.

\$60.00 per month by the year.

**BRIARCLIFF REALTY COMPANY**  
Briarcliff Manor, N. Y.

Or, Fish & Marvin, 527 Fifth Avenue. OR ANY BROKER.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

### \$10,000 HOME FOR \$7,000

Your Own Terms. Must Sell Now.

**AN UNUSUAL HOME**  
CONVENIENT COMMUTATION TO CITY. EX-SERVICE. BEAUTIFUL SURROUNDINGS. PICTURE PERFECT. Grounds. Plot 100 by 120 feet.

House and site in harmonious and beautiful neighborhood. Containing 10 rooms and 2 baths. Water supply. Country roads and convenient location. High, elevated, beautiful view. A beautiful home of ten rooms and two baths. Large living room with fireplace. Open fireplace. Living room, butler's pantry and well fitted kitchen on the first floor. Four large bedrooms and a bathroom and bath on the second floor. Large veranda on the third floor. Open terrace. Large garage. Convenient location. Commuting facilities. Call for particulars. This property has every convenience, including country advantages. For more information, call on the owner, Sun Box 221 Downtown, N. Y.

**WESTCHESTER REAL ESTATE FOR SALE.**

**Park Hill VanCourtlandt Crest**  
Lefferts Park

Best Building Sites in Westchester

\$200 to \$1,200 and Up

Live in the country and still be near New York City. Transit facilities, the best, either always being built. All the conveniences of city life without its disadvantages. A unique opportunity for home-owners and investors. Call, write or phone.

**VALLEY FARMS CO.**  
Valley's Greatest Real Estate Developers  
528 M'LEAN AVENUE  
J. WHELAN, Real Estate Sales Manager

**PELHAM MANOR**  
ON THE SOUND  
At Pelham Bay Park

Attractive 11 room house, two baths, broad piazzas, high ground, superb view, water, large private estate, tennis courts, garage, golf, very reasonable rent, terms which will make good rental. References exchanged.

W. C. O'LEARY, 111 5th Ave., N. Y.  
Pelham 1941. Tel. New York, Grafton 229.

## BUDDING ARCHITECTS COMPETE WITH EXPERIENCED DESIGNERS

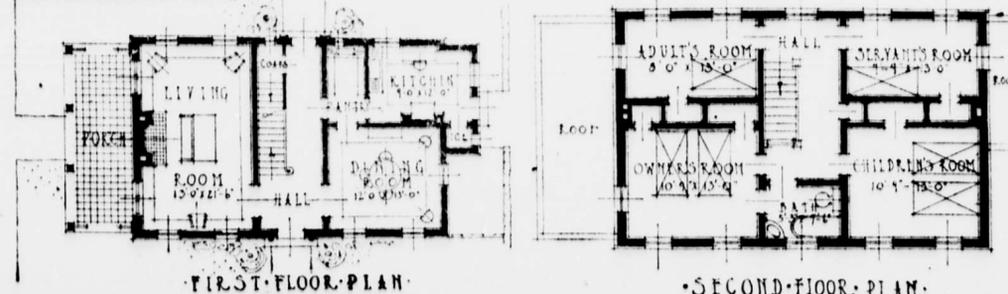


Columbia College's School of Architecture is again represented in the accompanying drawings, for this is another example of the ability and skill of students at that institution. Walter E. Wilson and Robert O. Derrick joined forces in an attempt to gain one of the prizes in the recent competition held by THE SUN for a design for a house to cost not more than \$15,000. Of their design these young men have this to say:

"This house, which is 25x35, was placed in the northeast corner of the lot near the street, so that the living room and dining room will have a southern and east exposure overlooking the garden and lawn. It is assumed that the house on the north is located near the lot line and the one on the south is located some distance away. For the reason the driveway leading to the garage in the rear was placed on the north side of the lot. The formal garden is directly behind the house and extends a little beyond the porch on the south side, allowing room for a kitchen garden. The style of the house is colonial, with a central hall running through from the street to the garden front. From this hall doors lead to the living room on the south and to the dining room on the northeast. A side access to the kitchen is made possible through the pantry, so that the maid may attend the door or go upstairs without passing through the dining room. Another door from the hall leads to the basement stairs, which are located directly beneath the front stairs.

"The living room, which is 12x13, has four windows and two pairs of French doors leading to the porch. Between these doors a colonial fireplace complements the attractive and homelike character of the living room. The dining room, which is 12x13, is lighted by three windows and has ample wall space for a buffet and serving table. The kitchen, which is 9x12, projects about 4 ft. from the main house and is lighted by two windows and a glazed door. The windows are so placed to cause a cross draft for ventilation, and the refrigerator is placed on the exterior wall so that it may be cool from the porch. The kitchen is provided with a sink and with a recess in the wall for the stove. The pantry is lined on both sides with open cupboards and has a small sink at the end.

"The second floor has four bedrooms, one for the owner and wife, one for another adult, one for two children and one for a servant. A bath is accessible both from the owner's room and the hall. Each room has its separate clothes closet, and a linen closet opens off of the hall."



WESTCHESTER REAL ESTATE FOR SALE.

**ATtractive BARGAINS**  
Banking Department State of New York  
A large number of choice building lots at Grandwood, Moravians, Leonia, Ridgefield and Tenafly, New Jersey. Also a large number of choice building lots at Hillside, Hillside Park and Pleasant Park, New Jersey, at about one-half their former prices. All of the above properties are within a 30-minute fare zone of the city of Manhattan. These properties must be closed out, and are offered at real sacrifice prices. Special inducements in connection with the purchase of a considerable number of lots. Liberal terms. For more information, call on the owner, Sun Box 221 Downtown, N. Y.

**Benj. D. Haight, Special Deputy Sup't. of Banks**  
Care of Banking Dept., 61 Broadway, N. Y. City.

**SAFETY FIRST**  
Insure every present real estate owner to insure his title. We specialize in title insurance. Home owners, building contractors, mortgagees, etc., are all benefited. Write for Booklet No. 1.

**North Jersey Title Insurance Co.**  
140 BROADWAY, N. Y. City.  
Phone: Oliver K. Carter, 61 Broadway.

**TUCKERTON, N. J.**  
ON BARNEGAT BAY  
Ocean Boulevard, 2 1/2 miles Atlantic City, and New York, corner lot 20x30x10, 12 room house, modern bathroom, central heating, hot water, large porch, garage, barn, garage and other buildings, swimming pool, etc. Tuckerton, exceptional location, desirable all year residence. Price \$15,000. Furnished.

**ANS. BOWMAN, 75 North St., New York.**

**THIS IS A BARGAIN**  
In the Berkshire Hills, CANAAN, GENTLEMEN'S COUNTRY HOME.  
Large, beautiful, modern water supply. 12 rooms, 2 baths, completely furnished. Home for Real Estate Agency, 100 West 42d St., New York, N. Y.

**REAR PORCH**  
Property in Essex Falls, large, modern, clean house in stone, brick and stucco, with modern conveniences, over 2 acres in beautiful grounds and woodland, elevation on level, tennis, golf and tennis, swimming pool, school, dry clean, quiet and comfortable. Price \$10,000.00. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**REAR PORCH**  
A beautiful, modern, residential section of the Orange Hills, 2 1/2 miles from New York City, on 100 feet deep, one-fifth house, swimming pool, tennis, golf, etc. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**REALTY RESIDENTS**  
Orange, N. J., 14 Rooms, Hardwood Floors, Three Bathrooms, Electric, Gas, etc. Price \$15,000.00. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**ORANGES**  
Send for free Homecraft Homes, 24 pages, \$5.00 to \$12,500. Philip S. Bowers & Co., Newark, N. J.

**DEAREST**  
Countryside, 20 acres, 10 rooms, 2 baths, 1000 sq. ft. of porch, swimming pool, tennis, golf, etc. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**PROPERTY IN A NUTSHELL**  
1926 facts about the "Ideal Home Town." See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**TO LET FOR BUSINESS PURPOSES**  
LOPPE, 25 1/2 Orchard St., 10,000 sq. ft., elevators, 1000 sq. ft. porch, 57 cars. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

ATLANTIC SEA-SIDE PROPERTY

### Remarkable Seashore Values

Desirable lots from \$50 to \$2,000 are still available, convenient terms. We finance the construction of your house, and place the advice and experience of a reliable resident builder at your disposal, if desired. Also a few specially priced houses ready for immediate occupancy, terms to suit.

Forty minutes out, on ocean and bay; best sewer system in States; even temperatures; well appointed club for residents; summer and winter sport; best beach on coast; ideal in perpetuity to property owners; last seashore property in New York City, obtainable for all-year homes; attractive commuting distance. Detailed information on request.

Write to-day for detailed information or telephone Greeley 27-41

**NEPONSET REALTY COMPANY**  
Suite 512, 11 W. 34th St., N. Y.

REAL ESTATE FOR SALE—QUEENS. REAL ESTATE FOR SALE—QUEENS.

Whose roof is over your head?

Your LANDLORD wants your cash. It pays HIM to house you. Keep your money. LIVE UNDER YOUR OWN ROOF. You can do this, actually. You can be happy and healthy by the means of

OUR SPECIAL HOME OWNING PLAN

### HOWARD BEACH ESTATES

The Seaside Country Homes Community  
On Jamaica Bay Within the City Limits  
Complete 41 Year Homes, with every convenience  
Near the Waterfront. Bathing, Fishing, Boating.  
YOUR CHOICE IN VALUES  
\$3,900 to \$5,800

Ask for our Special Home Owning Plan without delay. It will solve your problem.

**Sales Managers, SMITH & RICHMOND, Inc., 51 Chambers St.**

NEEDLE Trains to Howard Beach Estates every few minutes, via L. I. Express from Atlantic Avenue Station in Brooklyn. The name of the station, box 3 and "Hambers Beach" will be changed on June 21 to HOWARD BEACH.

FOR RENT

We offer for immediate occupancy a number of beautiful homes in River View Manor.

**AT HASTINGS-ON-HUDSON**  
Furnished or Unfurnished  
Hastings Home Company  
Hastings-on-Hudson, N. Y.

**FOR SALE—SACRIFICE**  
Village. All modern conveniences, over 2 acres in beautiful grounds and woodland, elevation on level, tennis, golf and tennis, swimming pool, school, dry clean, quiet and comfortable. Price \$10,000.00. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**AN IDEAL HOME**  
White Plains, 12 rooms, 2 baths, 1000 sq. ft. of porch, swimming pool, tennis, golf, etc. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**TO RENT FURNISHED**  
SEASON OR YEAR  
A very beautiful, modern, residential section of the Orange Hills, 2 1/2 miles from New York City, on 100 feet deep, one-fifth house, swimming pool, tennis, golf, etc. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.

**KENNETH IVES & CO.**  
Murray Hill 6037.

LONG ISLAND REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

### WOODCLIFF

— ON — HUDSON

OPPOSITE 60th St. N. Y. C.

Opportunity is knocking as never before. \$30 and up a month, your present rent, will buy one of Thomson's luxurious homes.

(A small cash payment.)

Woodcliff is New York's most beautiful residential suburb. Situated on the Hudson River, the finest and most scenic spot in New York State, it offers every convenience. The Hudson County Park, with its 1,000 acres of woods, is within a few minutes' walk. The Hudson River is a beautiful playground. Golf links are within a few minutes' walk. The Hudson River is a beautiful playground. Golf links are within a few minutes' walk. The Hudson River is a beautiful playground. Golf links are within a few minutes' walk.

**JAS. THOMSON, OWNER**  
320 Broadway, Woodcliff, N. Y.  
Residence 330 7th St., N. Y. City.  
Tel. ULIEN 4278-4771

Take West Branch from 42d St. to 60th St. via 43rd St. and take 60th St. to Woodcliff, N. Y.

**REAL ESTATE AT AUCTION.**  
Real Estate in All Its Branches  
**JOSEPH P. DAY**  
31 Nassau St., N. Y. Phone 711 Cort.

**REAL ESTATE FOR EXCHANGE**  
HOTEL OR BOARDING HOUSE  
New York, 20 rooms, 12 bathrooms, 1000 sq. ft. of porch, swimming pool, tennis, golf, etc. See real estate agent, Address F. M. CHAMBERLAIN, Essex Falls, N. J.